

**Landowner Specific Narrative Summary**  
**CB Enterprises USA, Inc.**

To date, ATXI has been unsuccessful in obtaining an easement from CB Enterprises USA, Inc. CB Enterprises owns one parcel totaling approximately 3 acres along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. This parcel has been designated internally as A\_ILRP\_PZ\_CH\_151-2\_ROW. As summarized on ATXI Exhibit 2.1, as of January 12, 2015, ATXI has contacted, or attempted to contact, Mr. Chuck Burton, the owner of CB Enterprises on approximately 23 occasions, 10 in-person meetings, 2 letters, 8 phone calls and 3 voicemails.

ATXI met with Mr. Chuck Burton on September 2<sup>nd</sup> to discuss ATXI's initial offer of compensation, at which time Mr. Burton stated that he wanted the agent to discuss the matter with Mr. Stringer before proceeding further. The agent was able to follow-up with Mr. Stringer, the next day. Since this meeting, the agent attempted to contact Mr. Burton on multiple occasions, leaving several messages with Mr. Burton's secretary and visiting the business. Finally, on January 7<sup>th</sup>, the agent was able to speak to Mr. Burton, and while Mr. Burton refused to discuss the terms of the easement, he did request that ATXI come to the property and show him the pole locations. The agent responded that she would have this done promptly. Mr. Burton has not informed ATXI of any issues he may have with the easement.

With respect to survey access, on November 18th, Mr. Burton denied ATXI survey access and requested information substantiating ATXI's survey rights. On November 24th, the land agent brought the information to Mr. Burton's office and again requested that Mr. Burton contact her regarding the easement.

ATXI remains willing to negotiate with Mr. Burton, however, given his unwillingness to negotiate or to discuss the terms of the easement, a voluntary agreement in the time frame supportive of this line segment's in-service date is not expected.

# Christian County, IL

Christian County, Illinois

Tax ID: 01-20-01-400-002-00



## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

*For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.*

Route Adjacent Tracts  
Tracts Section Boundary

0 25 50 100 150  
Feet

**CB Enterprises USA, Inc.**

Tract No.:A\_ILRP\_PZ\_CH\_151-2

Date: 12/11/2014

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 9-2-14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Chauvin f mcm ☒

EXHIBIT "A"

A 0.266 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO C.B. ENTERPRISES USA, INC., RECORDED IN DOCUMENT NO. 2006R03585 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

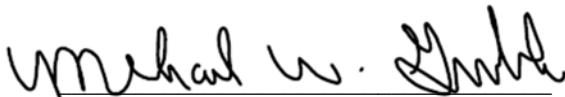
**BEGINNING** AT A COMMON CORNER OF SAID C.B. ENTERPRISES TRACT AND A TRACT OF LAND DESCRIBED IN ARTICLE V OF LAST WILL AND TESTAMENT TO LINDA LOUISE CORZINE, RECORDED IN CAUSE NO. 03-P-9 OF THE COURT RECORDS OF CHRISTIAN COUNTY, ILLINOIS, FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "IDOT DISTRICT #6" FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 14 DEGREES 01 MINUTES 29 SECONDS WEST, A DISTANCE 2,117.92 OF FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1037694.33, E:787104.90;

**THENCE** NORTH 89 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG THE MOST SOUTHERLY COMMON LINE OF SAID C.B. ENTERPRISES TRACT AND SAID LINDA LOUISE CORZINE TRACT, A DISTANCE OF 114.88 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 30 DEGREES 58 MINUTES 15 SECONDS EAST, LEAVING SAID COMMON LINE, A DISTANCE OF 234.52 FEET TO A POINT FOR CORNER IN THE MOST EASTERLY COMMON LINE OF SAID C.B. ENTERPRISES TRACT AND SAID LINDA LOUISE CORZINE TRACT, FROM WHICH A RAILROAD SPIKE FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 1 BEARS NORTH 80 DEGREES 18 MINUTES 17 SECONDS EAST, A DISTANCE OF 2,259.00 FEET;

**THENCE** SOUTH 01 DEGREES 38 MINUTES 47 SECONDS WEST, ALONG THE MOST EASTERLY COMMON LINE OF SAID C.B. ENTERPRISES TRACT AND SAID LINDA LOUISE CORZINE TRACT, A DISTANCE OF 202.07 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 11,605 SQUARE FEET OR 0.266 OF AN ACRE OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

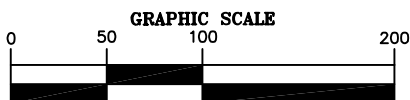


MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 11/17/2014



# EXHIBIT "A"



(IN FEET)

1 INCH = 100 FT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°33'11"W	114.88'
L2	N30°58'15"E	234.52'
L3	S01°38'47"W	202.07'

C.B. ENTERPRISES USA, INC.  
DOCUMENT NO. 2006R03585  
D.R.C.C.I.  
A\_ILRP\_PZ\_CH\_151-2

PROPOSED VARIABLE  
WIDTH EASEMENT  
0.266 ACRES  
(11,605 S.F.)

N80°18'17"E 2259.00'  
P.O.R.—RAILROAD SPIKE FOUND  
E 1/4 COR SEC 1

P.O.B.  
GRID COORDINATES  
N:1037694.33  
E:787104.90

ARTICLE V  
LINDA LOUISE CORZINE  
CAUSE NO. 03-P-9  
C.R.C.C.I.  
A\_ILRP\_PZ\_CH\_151-1

SECTION 1  
TOWNSHIP 12N  
RANGE 1E

S14°01'29"W 2117.92'  
P.O.R.—1/2" IRON ROD WITH A  
YELLOW CAP STAMPED  
"DOT DISTRICT #6" FOUND  
SW COR SE 1/4 SEC 1

*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## LEGEND

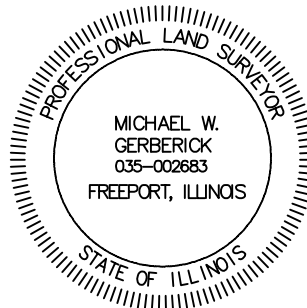
C.R.C.C.I. COURT RECORDS  
CHRISTIAN COUNTY, ILLINOIS

D.R.C.C.I. DEED RECORDS  
CHRISTIAN COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING  
P.O.R. POINT OF REFERENCE

△ CALCULATED POINT

— SUBJECT PROPERTY LINE  
— PROPERTY LINE  
- - - PROPOSED EASEMENT CENTERLINE  
- - - - - PROPOSED EASEMENT

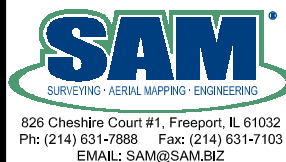


## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 11/17/2014  
SCALE: 1"=100'  
TRACT ID: A\_ILRP\_PZ\_CH\_151-2  
DRAWN BY: LCA



150' TRANSMISSION  
LINE EASEMENT  
PANA TO MT. ZION  
SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST  
OF THE 3RD PRINCIPAL MERIDIAN  
CHRISTIAN COUNTY, ILLINOIS